



Pay for your dream apartment.  
Get a complimentary township.

# 1<sup>ST</sup> AVENUE

GC-1, GAUR CITY, SEC.-4, NOIDA EXTN., GNIDA



STADIUM | SCHOOLS | HOSPITAL | MULTIPLEX | OFFICES | HOTEL



## Experience the Midas touch



When it comes to homes no one builds it better, stronger and spectacular than **Gaursons**. With a proven track record of delivering what it promises, Gaursons is a real estate developer to reckon with in Delhi NCR. Whatever it has touched has turned into gold.

It has happened in Indirapuram. And it holds true for each project of Gaursons.

**Its partner, Saviour Builders Pvt. Ltd.** is also renowned for its commitment to quality and is a respected name in the real estate fraternity.

**The duo** is all set to create history in Noida Extension, where they are coming up with a landmark township, Gaur City. With a portent to become benchmark for all future real estate developments, Gaur City, spread over 125 acres, is a fine amalgam of high living ensconced not only by the greenery but all the modern amenities such as multiplex, stadium, Olympic size swimming pool, hotel, hospital and schools among others.

Situated adjacent to Sector 121, Noida, the icing on the cake is that you don't have to go far to enjoy the good life as Gaur City is only 11 km from Kalindi Kunj and 7 km from the functional Sector 32, Noida City Centre Metro Station.

So don't resist the temptation. Give in. We promise it will be worth it.

## Highlights of Township

- Futuristic township spread over approx. 125 acres of land
- Approx. 45 acres land kept open for parks, play ground, open space, roads and public parking, sport facilities etc. in addition to green/open areas of group housing
- Renowned architecture of **RSP**, Singapore
- Landscaping within the complex
- Swimming pool and radiant club featured with Reading Room, Café, Latest Gymnasium, Sauna Bath, Steam Bath, Jacuzzi Bath, Billiards Table, Table Tennis, Card Table, Common Hall for get together and sufficient play area for children
- Banquet hall with guest rooms facilities
- Play School with Creche
- Senior Secondary School
- Sports facilities, Football, Cricket, Badminton, Lawn Tennis
- Hotel, Service apartments and Office Spaces
- Restaurant
- Petrol & Gas Station
- Mall & Multiplex
- Special Kids Park
- Special Herb Park for Senior Citizens
- Pick-up & Drop facility from nearest Metro station
- Plantation of ten thousand trees
- Rain water harvesting
- Wi-fi enabled township
- Maintenance by the Facility Management Company
- Full disclosure of super area

**Locational Advantage of Gaur City gives a comfortable access from NH-24 Ghaziabad, Noida & Greater Noida. It is situated at Noida-Greater Noida link Road, next to Sec 121 Noida at Plot No. GH-01, Sec-4, G. Noida. It is just 7 KM. from Metro Station, City Center, Sec-32, Noida & 11 km. from Kalindi Kunj.**



# Master Plan

1<sup>ST</sup> AVENUE

- LEGEND:
1. HOTEL
  2. OFFICE BLOCK
  3. SERVICE APARTMENT
  4. MALL/ MULTIPLEX
  5. PETROL PUMP
  6. NURSING HOME
  7. DISPENSARY
  8. COMMUNITY HALL
  9. MULTILEVEL CAR PARKING
  10. SPORTS COMPLEX
  11. SCHOOL
  12. NURSERY AND CRECHE
  13. CONVENIENT SHOPPING
  14. PARK
  15. SPORT FACILITY
  16. RELIGIOUS BUILDING
  17. CLUB
  18. OPEN PARKING



Disclaimer: All specification, designs layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offering.



## MAHARAJA (2 BHK)

Saleable Area - 79.890 Sq.Mt. (860.00 Sq.Ft. approx.)

Drawing

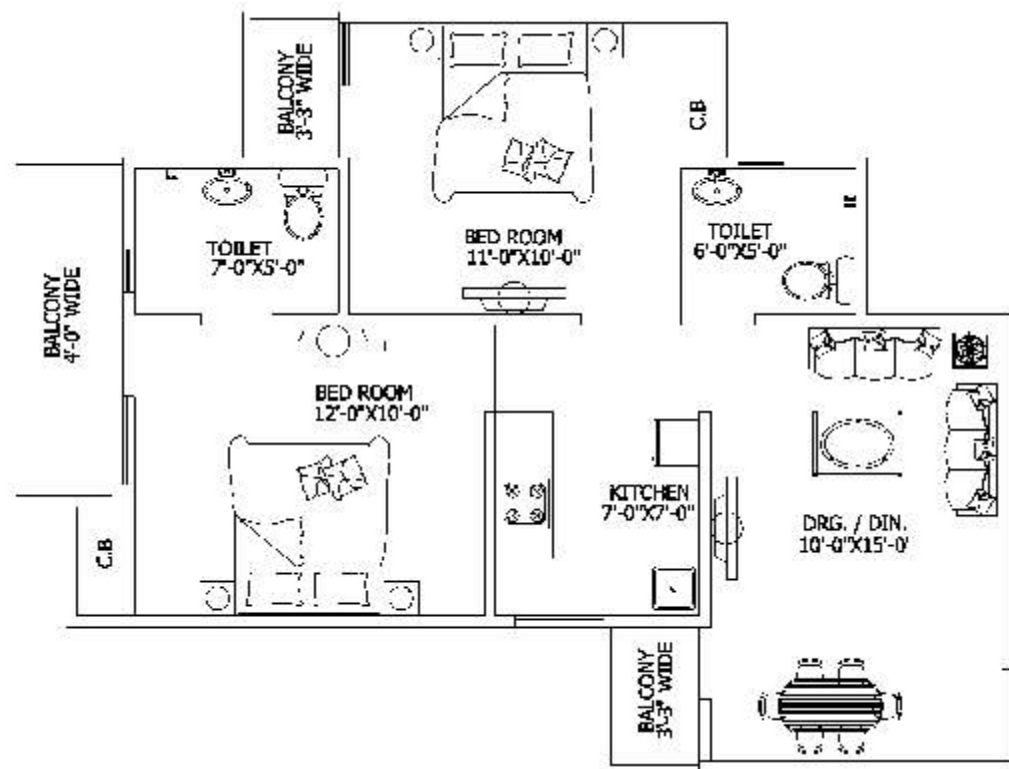
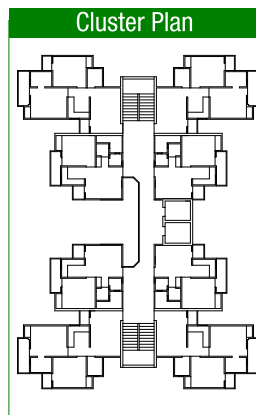
Dining

2 Bedrooms

2 Toilets

Kitchen

Balconies

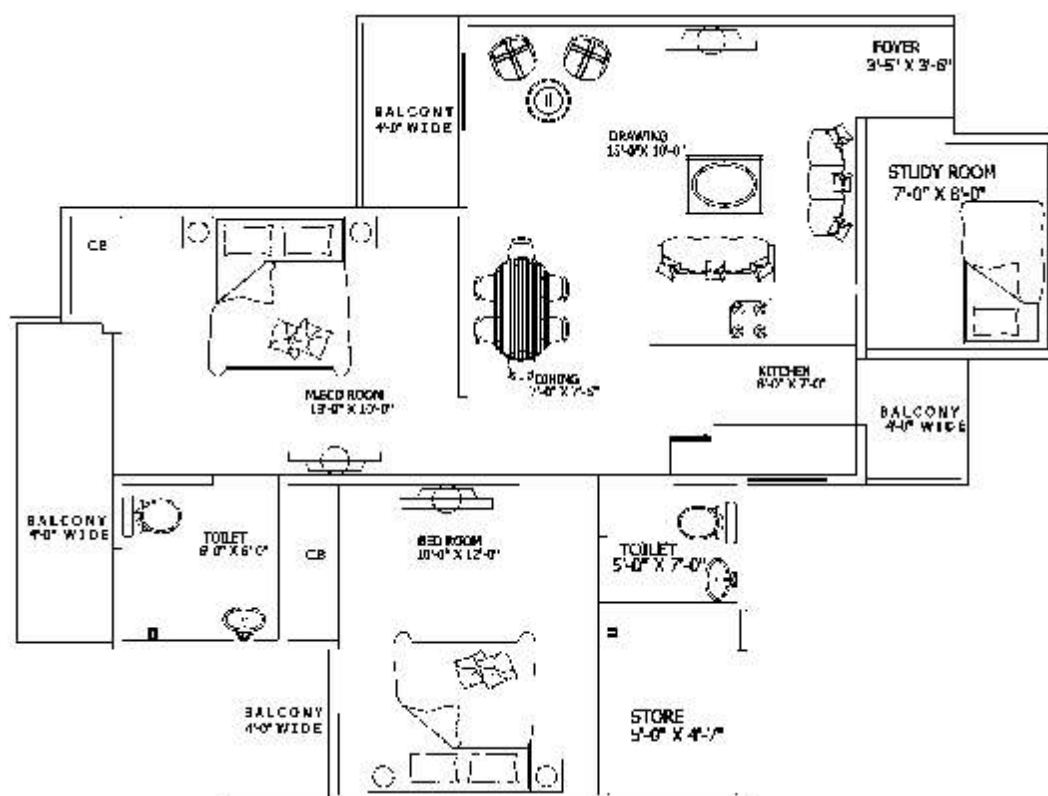


Disclaimer: • The areas and plans shown here are subject to change • 1 sq. ft. = 0.09290304 sq. mt. 10.764 sq.ft.= 1 sq. mt. =1.196 sq. yd. and 3.28 ft. =1 mt.

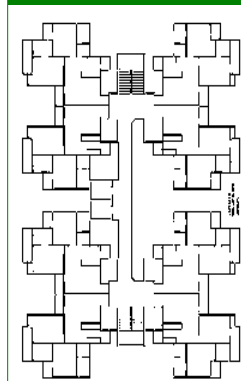
## SAMRAT-I (2 BHK + STUDY)

Saleable Area - 102.1 SQ. MT./ 1100 SQ. FT.

Drawing  
Dining room  
2 Bedrooms  
Studyroom  
2 Toilets  
Store  
Kitchen  
Balconies



Cluster Plan



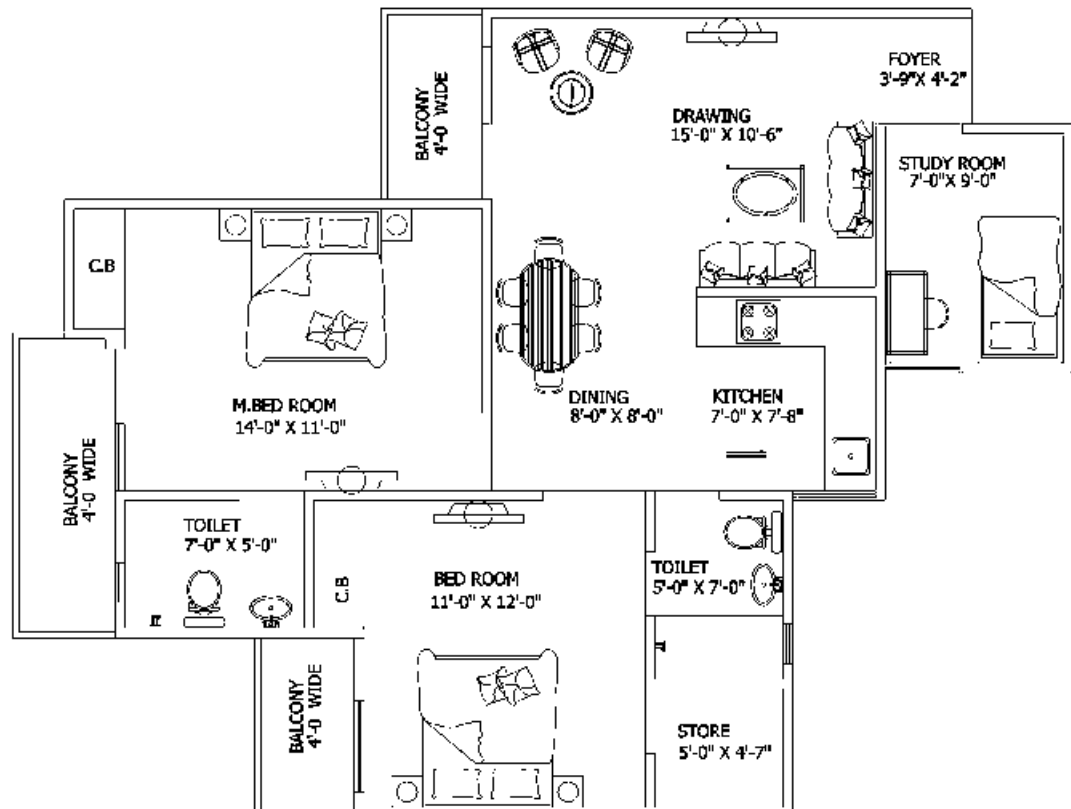
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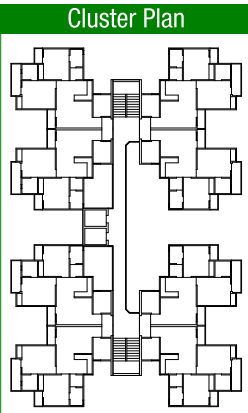
## SAMRAT (2 BHK+STUDY )

Saleable Area - 109.16 Sq.Mt. / 1175 Sq.Ft. (approx.)

Drawing  
Dining room  
2 Bedrooms  
Studyroom  
Store  
2 Toilets  
Kitchen  
Balconies



Cluster Plan

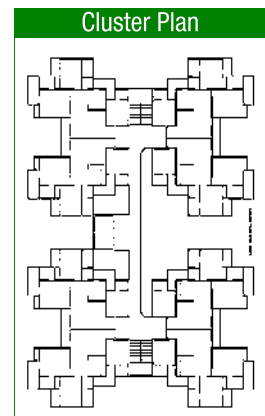
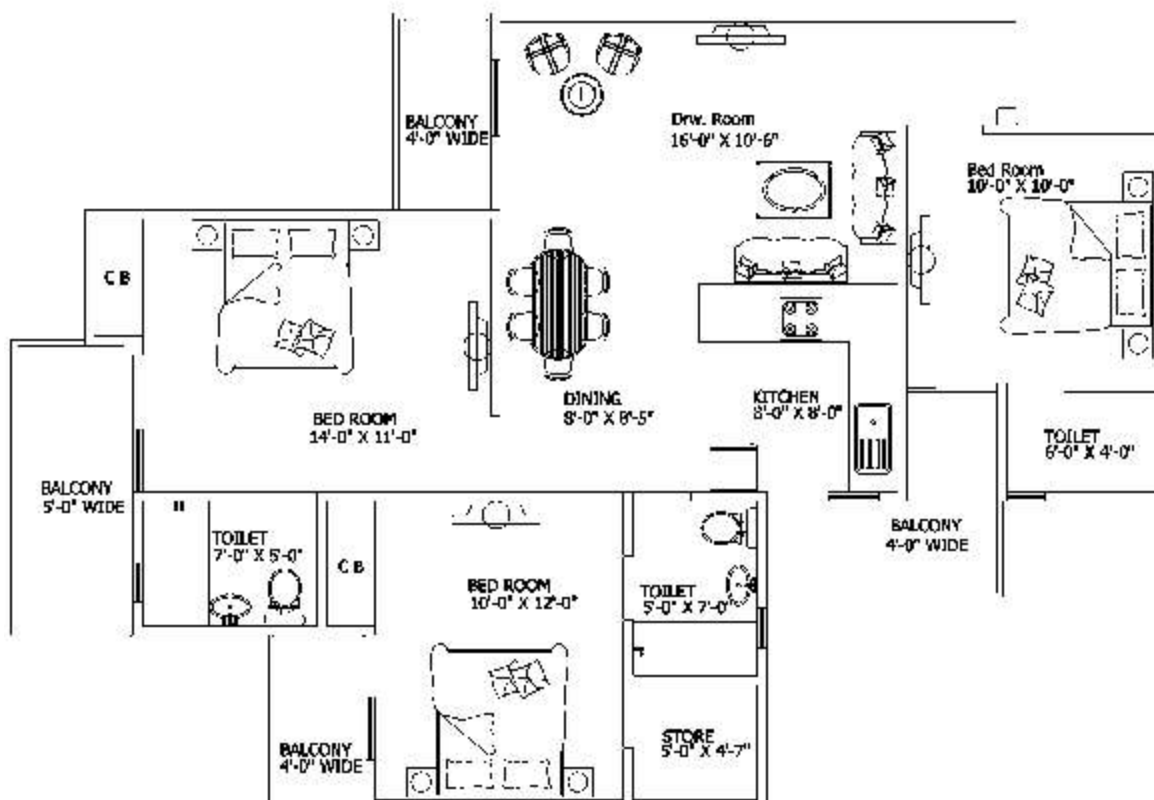


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## SAMRAT-II (3 BHK)

Salable area - 126.35 SQMT. / 1360 SQFT.

Drawing  
Dining  
3 Bedrooms  
3 Toilets  
Store  
Kitchen  
Balconies



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## EMPEROR-I (3 BHK+STUDY )

Saleable Area - 130.06 Sq.Mt. / 1400 Sq.Ft. (approx.)

Drawing

Dining room

3 Bedrooms

Studyroom

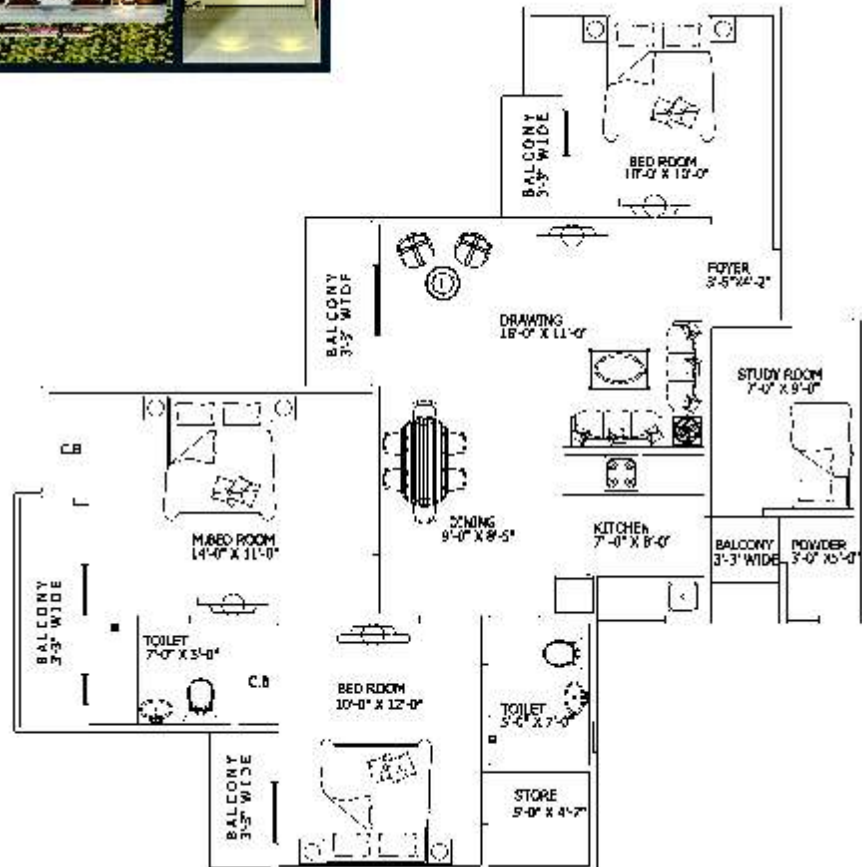
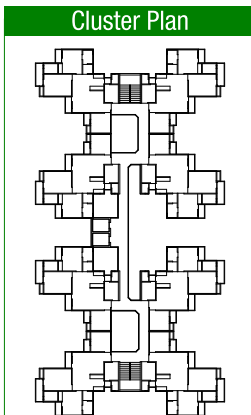
Store

2 Toilets

1 Powder Room

Kitchen

Balconies

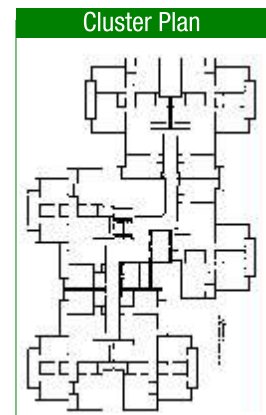
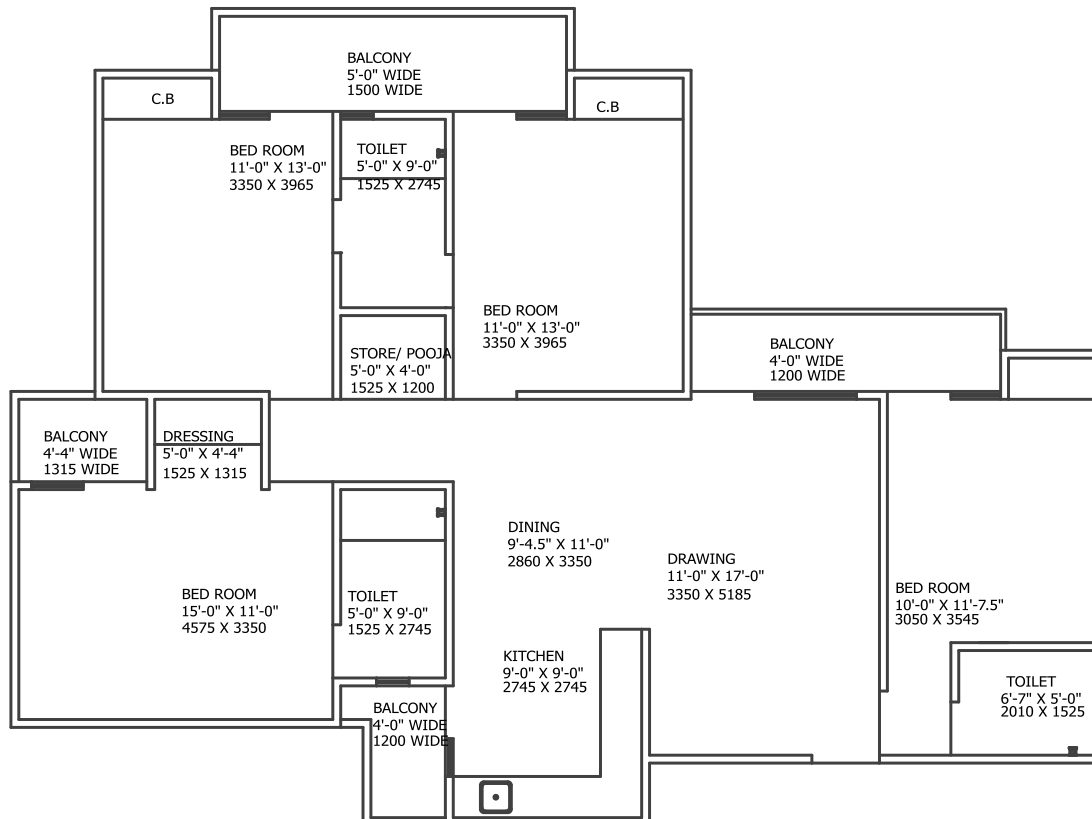


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## EMPEROR-II (3 BHK+STUDY )

Saleable Area - 172.34 SQ. MT. / 1855 SQ. FT

Drawing  
Dining room  
3 Bedrooms  
Dressing  
Store  
3 Toilets  
Kitchen  
Balconies



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## Layout Plan



## Specifications

### FLOORING

Vitrified tiles 2'x2' in Drawing Room, Kitchen and two Bedrooms  
Wooden laminated flooring in Master Bedroom  
Ceramic tiles in Bathrooms and Balconies

### WALLS & CEILING FINISH

Finished walls & ceiling with OBD in pleasing shades

### KITCHEN

Granite working top with stainless steel sink  
2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles  
Woodwork below the working top  
Individual RO unit for drinking water

### TOILETS

Ceramic tiles on walls up to door level  
White sanitary ware with EWC, CP fittings and mirror in all the toilets

### DOORS & WINDOWS

Outer doors & windows aluminum powder coated/UPVC  
Internal door-frames of Maranti or equivalent wood  
Internal door made of painted flush shutters  
Main entry door frame of Maranti or equivalent wood with skin moulded door shutter  
Good quality hardware fittings

### ELECTRICAL

Copper wire in PVC conduits with MCB supported circuits and adequate number of points and light points in ceiling

### TV & TELEPHONE

One landline connection having intercom facilities  
Provision for DTH connection

### NOTES

The colour and design of the tiles and motifs can be changed without any prior notice  
Variation in the colour and size of vitrified tiles/granite may occur  
Variation in colour in mica may occur  
Area in all categories of apartments may vary up to  $\pm 3\%$  without any change in cost. However, in case the variation is beyond  $\pm 3\%$ , pro-rata charges are applicable.





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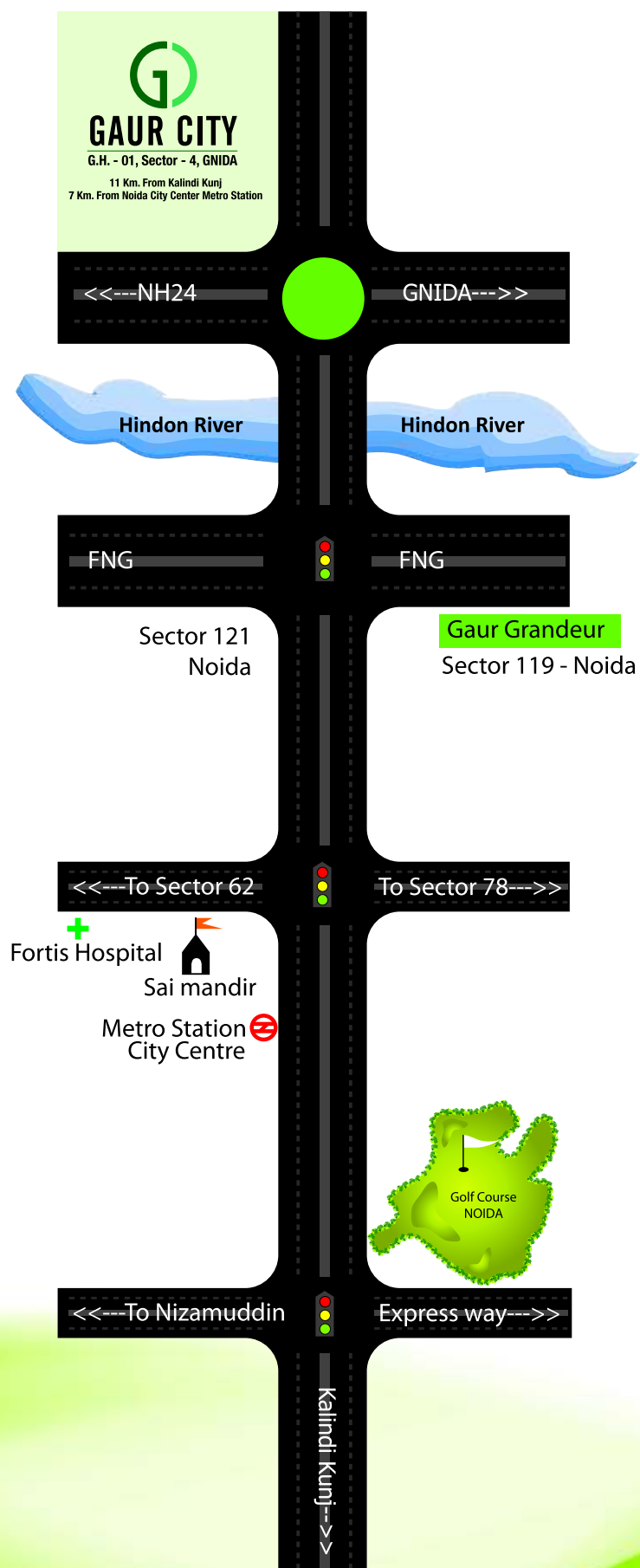
## Highlights

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- Firm Price - no escalation
- Complete township loaded with all amenities and facilities.
- Certified earthquake resistant structure as per IS Codes of practice.
- Lifts by OTIS or equivalent in each block.
- Housing loan facility available from the leading financial institutions.
- 24 hours water supply in bathrooms.
- 24 hours security with intercom.
- Covered & open reserved car parking on payment basis
- Parks, children play area, landscaping with the complex.
- Only 25% covered area and 75% open space.
- Rain water harvesting.
- Plumbing done with CPVC pipes to avoid corrosion.
- Timely possession with penalty clause.
- Individual RO plant for drinking water in each apartment.

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# Location map



Map not to Scale



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**GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.**

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